FOR MYSORE STATE

Agriculture (1954) Department.

Ms. SERIES.

Passed
Jr

G.O. No. 1745

Dated 25-5-54.

17

[Despatch Abstract.]

Agriculture - I.C.A.R. - Cashew Research Station, Ullal, South Kanara dt. - Purchase of additional lands with buildings and well Reserve - Proposals of Re D.A. - Approved

AGRICULTURAL DEPARTMENT.

From
Sri M.S. Sivaraman, I.C.S.,
Director of Agriculture,
P.B. No. 412, Madras - 5.

To
The Secretary to Government,
Agriculture Department,
Fort St. George, Madras.

No. Y. 1. 1245/52, dated the 24th November, 1953.

Sir,

Sub: INDIAN COUNCIL OF AGRICULTURAL RESEARCH - Cashew Research Scheme - Mangalore - Proposal to acquire two acres of land adjoining the Station - Sanction requested.

.....

In G.O.Ms.No. 1579, Food and Agriculture, dated the 7th August, 1951, Government sanctioned a scheme financed by the Indian Council of Agricultural Research, for conducting research work on cashewnut at Ullal near Mangalore, South Kanara district, for a period of five years at a total cost of Rs.1,34,300/- - The following items are included in the non-recurring items of expenditure sanctioned for the scheme.

(i) Cost of land Rs.1,000/- per acre - 30 acres	Rs.30,000
(ii) Sinking of one well and providing pumping gear	2,500
(III) Combined office building, laboratory and store	15,000

as against the 30 acres of land at a cost of Rs.30,000/- provided in the scheme, an area of 32.64 acres was acquired for the Cashew Research Station at a cost of Rs.30,202/- and in G.O.Ms. No. 910, Food and Agriculture, dated the 3rd June, 1952, Government sanctioned the additional expenditure of Rs.202/-. The land was taken possession by this Department on 6th December, 1952.

2. The scheme was first approved by the Indian Council of Agricultural Research for one year from 1st April, 1951 (vide Indian Council of Agricultural Research's letter No.F.21(29)-50-G.1, dated the 4th March, 1951, communicated in Government Memo. No.16758.K/50-22, dated the 27th March, 1951. Extension of the scheme for four more years was also sanctioned from 1st April, 1952 in Indian Council of Agricultural Research's letter No.F.21(29) 50-G.1, dated the 3rd March, 1952 (Government endorsement No.4715.K/52-3, dated the 1st April, 1952). But as the scheme was actually started from 22nd June, 1953 (i.e. the date on which the Assistant Fruit Specialist of the Scheme joined duty), in its letter No.F.21(23)/53-II, dated the 1st August, 1953 (communicated in Government endorsement No.23216. K/53-8, dated the 7th September, 1953) the Council conveyed its approval for the scheme being reckoned as sanctioned from 22nd June, 1953 instead of 1st April, 1951.

3. At the North-East corner of the existing Cashew Research Station referred to in para 1 above there is a plot of land measuring about 2 acres belonging to Sri U.C.S. Bhat. This plot has been taken by the West Coast Leather Industries on a 60 year lease. It has the following advantages:

(a) It is contiguous to the Cashew Research Station site and in fact forms a part of this area. Without it the Cashew Station presents an odd appearance, with a compound wall or hedge separating the Station and

the above plot and running right in the middle of the Station.

(b) The site is a level piece of ground which will be beneficial for locating the nursery and laying out of irrigation experiments envisaged in the programme of the scheme. The well situated in this plot is stated to contain enough water during summer months and this will be an asset for the nursery area and irrigation experiments which are to be located in the North-Eastern corner of the station and which can be very conveniently commanded by this well.

(c) The building on the site, though incomplete can with suitable alterations be made to suit the requirements of an office, store and laboratory with minimum outlay.

4. The West Coast Leather Industries which constructed the building and well in the above site has offered these for sale to the Department for Rs.12,000/- (excluding cost of land). As there is a sanctioned provision of Rs.17,500/- under the scheme for construction of building and well, the acquisition of this plot with the building and well is considered desirable. The Government Pleader, Mangalore, was consulted on the matter. I enclose herewith a copy of the letter of the Government Pleader, Mangalore, and also a copy of the letter of Sri U.C.S. Bhat. The Government Pleader is of the opnion that if the lands in question, which are said to be the assets of a Limited concern (viz. the West Coast Leather Industries, Ltd.) are taken over by the Government on transfer of the term of lease, there will be trouble afterwards regarding the improvements etc. The landlord is reported to be not willing to give a letter of consent for the transfer of the lease deed. Moreover, the owner has advanced an argument that he may not be willing to lease out the land to Government at the same rent as paid by the original lessees. The Government Pleader has, therefore, recommended out right acquisition of this plot with the building and well from the West Coast Leather Industries Ltd. and also the muli right from the owner Sri U.C.S. Bhat.

5. As stated in para 4 above, a sum of Rs.17,500/- has been sanctioned for the scheme for construction of building and well. According to the estimate of the Government Pleader based on the value paid for the acquired area for the station, the land may be acquired at a cost not exceeding Rs.4,000/-. The building and well constructed by the firm have been valued at Rs.8,650/- by the Public Works Department. The total cost thus works out to Rs.12,650/-. This will leave a balance of Rs.4,850/- out of the total allotment in the scheme (viz. Rs.17,500/-) for carrying out necessary alterations and improvements to the existing structures. If this site of two acres is not acquired, a new building and well have to be put upon the existing station and this may not prove less costly. The well in the plot referred to is a pucca well with a good spring. If a new well is sunk, it is in the nature of a gamble whether a good spring can be struck.

6. I therefore request that Government may please sanction the acquisition of this site and the Collector of South Kanara be requested to submit to Government the necessary draft notification and declaration under the Land Acquisition Act.

Sd. K.C. Naik,

for Director of Agriculture.

/ by order

T. Shanmugasundram 26.11.53

Assistant Marketing Officer.

ANRaj.25.11.53.5.

1 Copy of Opinion No.98/53, dated the 2nd November, 1953 of the Advocate and Government Pleader, South Kanara, to the Assistant Fruit Specialist, Cashewnut Research Station, Kotekar.

****

Sub: INDIAN COUNCIL OF AGRICULTURAL RESEARCH - Cashew Station Ullal - Proposal to acquire 2 acres of land adjoining the station - Legal advice sought -Opinion given.

Ref: Your letter Roc. No. 8/53 (by registered post) dated the 26th October, 1953.

††††

I have gone through the records and I had also the benefit of a personal discussion with you on 24th October, 1953 I am of opinion that if the properties which are now said to be the assets of a limited concern, called the West Coast Leather Industries, Ltd. are taken over by the Government on transfer of the term lease, there will be always some trouble or other regarding improvements etc. Besides, in this case, the land lord is a lawyer and he is not prepared to give a letter of consent for the transfer of this term lease. That being so, it looks to me that he was withheld this consent letter with some ulterior motive. An argument has been advanced by the owner that he has leased out the said plot to the original lessees at a lesser rent because they were his personal friends and that he would not be prepared to accept the same rental from others as could be seen from his letter. Therefore, if a transfer is effected, he might trouble the Government in one way orthe other, especially in the matter of effecting improvements. In this connection, I would like to invite your attention to the letter received by you from the land lord, a copy of which was sent over to me by you. The tenor of the letter is not very happy and it indicates a trend of future litigation. However, it is a matter for the Government either to accept his offer orto reject the same.

The second point to be considered is as to whether it would be more desirable and profitable to acquire the lands or to get a transfer of the leasehold. I am of opinion that it is far better to acquire the lands in question from the lessees and also the muli right of the owner of the property. By the way, the Government had acquired about 32.64 acres of land for this Research Station in the close vicinity of this plot and you have told me that this plot is quite necessary for your experimental purposes, as this is the only plot which contains a well from which you have to bale out water for your cultivation purposes. Otherwise, a new well will have to be sunk and extra expenditure will have to be incurred. In this case, I might suggest that you may move the Land Acquisition Officer, to give you possession of this plot, under the Emergency clauses of the Land Acquisition Act, and the valuation may be fixed by the Land Acquisition Officer later on. There may not be much difficulty in the matter of fixing the valuation in this connection, because the neighbouring plots have been already acquired by the Government at reasonable valuation and the matter is pending before the Subordinate Judge of South Kanara for enhancement. Another point, which I would liketo stress in this connection is that in case the Government gives upthis experiment, the Government can resell these properties to the neighbouring land lords or these plots can be converted to some other beneficial purposes by the Government. I am also told that the West Coast Industries has effected some improvements and the same have been valued by the Public Works Department. Hence, so far as the value of improvements effected thereon is concerned, there is absolutely no difficulty, because the Public Works Department has properly valued the same, and the Directors of the said company have agreed to abide by that valuation. One more

circumstance which I would like to point out in this connection is with regard to the question of payment of rent. Now the Government has to pay a rental of Rs.100/- per year up to a period of 10 years and thereafter at Rs.150/-. If calculated till the end of 60 years this will amount to Rs.1,000/- + Rs.7,500/- in all, Rs.8,500/-. But if this plot is straight away acquired, it will not cost the Government more than about Rs.4,000/- So, I am strongly of opinion that it is better for the Government to acquire this plot with the improvements standing thereon to avoid all future complications and troubles to the Government, especially when the Government are thinking of effecting some improvements on the said plot.

The files of papers sent to me and mentioned in the letter of reference is sent herewith. Kindly acknowledge the receipt of the same.

sd. x x.

/ true copy /

II

Copy of Letter dated the 30th October, 1953 of Sri U.C.S.Bhat, to the Assistant Fruit Specialist, Kotekar, in reply to his letter C.No.8/53, dated the 25th September, 1953.

With reference to your letter, I am sorry that owing to many distractions, it remained unanswered so long for which I request you to kindly excuse me.

I have no objection for the Government taking over a transfer of the term lease in favour of K.B. Shetty and another provided that no more improvements will be made on the demised property. I say this because, there is a difference between a private person making improvements which will from the nature of things be limited and a Government making improvements which will be unlimited. All that I want is I should not be called upon to pay the improvements made by the Government which is a third party at present and whose improvements I did not envisage at the time I agreed to pay for the improvements mentioned in the lease. If the Government is agreeable not to claim the improvements to be made hereafter I consent to the Government taking over the transfer of term lease. However, I would be liable to pay for the market value of the improvements already made as valued at the date of the expiry of the term or my taking over possession as per my agreement in the lease aforesaid.

sd. x x

/ true copy /

T.Shanmugasundram 26/11/53
Assistant Marketing Officer.

ANRaj.25.11.53.5.
26/11

Agle.(Pol II) Dept

Memo No. 89dtd Pol II/53-1 Dated 15.12.53.

Pl issue 16/12/53

Subs: Agriculture — I.C.A.R — Cashew Research Scheme, Mangalore — Acquisition of lands and Buildings — Proposals.

Ref: From the D.A. letter No. Y.1-12415/53 dated 24/11/53.

In this letter cited the D.A. has proposed that the plot of land at the north east corner of the Cashew Research station, Mangalore, measuring about 2 acres, and belonging to Sri. U.C.S. Bhat and which has been leased out to the West Coast Leather Industries Ltd. may be acquired with the building and well thereon at a cost of Rs 12,650/- (Rs. 10000/- for the land Rs. 2650 for the building and well). The price of the building and well is stated to have been estimated based on the P.W. Dept's valuation. The attention of the D.A. is invited to the fact that in the case of lands acquired under the provisions of L.A. Act a solatium of 15% is to be paid in addition to the actual cost price and he is requested to state whether he has taken this into consideration in estimating the cost of land, building and well.

2/. The attention of the D.A. is also invited in this connection to para 2 of the letter (2) to the petitioner of Sri. M.I.B. Colaco dated 21/8/1953. addressed to him, (2 A) and copy submitted to Govt, wherein the petitioner has offered this land situated opposite to the station and measuring 6½ acres for Rs 6000/- and the building and well

6
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Thereon ~~from~~ Rs. 5000/. He is requested to state whether ~~the labour offer~~ ~~effort of the~~ gentleman has been ~~considered~~ and if so, what are ~~his specific remarks thereon~~ taken into account.

Rs. 3/4

~~SR~~ 4/12/53 ~~A~~ 14-12-53. Explain and if so to be DA Rs. 10/-

the reasons for which the lands of the petitioners are proposed to be acquired by the Collector

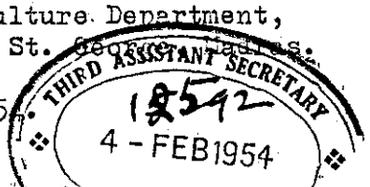
(Illegible)

E.R received on 28/1/54
Rs. 5/2/54

AGRICULTURAL DEPARTMENT.

From
Sri M.S. Sivaraman, I.C.S.,
Director of Agriculture,
Post Box No.412, Madras.5.

To
The Secretary to Government,
Agriculture Department,
Fort St. George, Madras.



Y.1.1825/53 dated 27-1-1954.

Sir,

Sub: Agriculture- Indian Council of Agricultural Research- Cashew Research Scheme Mangalore- Acquisition of lands and buildings- remarks submitted.

Ref: Government Memo No.8944 B.II/53-1 dated 15-12-1953

I submit below my remarks called for in the reference cited.

2. The estimated cost of Rs.4000/- towards the two acres of lands includes the solatium of 15% to be paid in addition to the actual cost price. Based on the ra es paid for the area of about 32 acres already acquired the cost price works out to Rs.1000/- per acre or Rs.2000/- for the proposed two acre plot. The solatium at the rate of 15% works out to Rs.300/-

3. The question of payment of solatium towards the improvements made by the lessees may not arise in view of their acceptance to abide by the valuation of the P.W.D. viz.Rs.8,650/- However, the estimated amount of Rs.4,000/- can meet the 15% solatium on these improvements also as can be seen from the following details.

Cost of 2 acres of land at Rs.1000/-per acre	2,000/-
15% solatium on cost of land	300/-
15% solatium on value of improvements (8,650)	1,298/-
	3,598/- or 3,600

~~4. The quest~~

4. I furnish below a comparative statement showing the merits and demerits of the two properties.

Particulars	Sri U.C.S. Bhat's property	Sri G.IB Calaco's property
1. Location of the site.	1. The site of two acres is contiguous to the Cashew Research Station and forms a part of it and is ideally situated facing the main road and railway line.	1. The site of 6½ acres is situated in the South West corner , separated by a road 15 feet wide and on a lower level than the cashew Research Station.
	2. It is a level piece of land free from any vegetation or other encumberances.	The area is full of rank vegetative growth of bushes, besides cashew, jack, mango and coconut trees all of which are in a neglected condition and at any rate not remunerative enough to merit a purchase. The cashew trees are past their prime bearing condition and unfit for experimental purposes. The existence of these trees is more a hindrance and will limit the use to which the land can otherwise be put. Clearing of Jungle growth will involve considerable expenditure.

	3. Addition to this area will make the Cashew Research Station a solid block of about 35 acres without external interference.	3. The site is situated in the South West corner of the station and if the well in this site is to be made use of the nursery of the station has to be shifted to this corner which is an aspect least desirable for delicate plants.
	4. Situated in the north eastern aspect of the Station, a point of great significance for locating the nursery with delicate plants which cannot withstand the rigours of the South West Monsoon and winds.	
2. Well	The site contains a well said to have a good supply of water even in summer and its situation in a fairly level piece of land facilitates the location of the nursery and irrigation trials with minimum expenditure on improvements This well will prove immediately useful for undertaking irrigation experiments included in the Technical programme of the scheme.	The well is situated at a distance of about 400 feet from the boundary of the Cashew Research Station and at a lower level. Considerable expenditure has to be incurred to construct an overhead tank and to lead the water throughout the length, only to irrigate the nursery in the south west aspect, which as already pointed out is undesirable. This well will not be useful for undertaking irrigation experiments. If the property is acquired the irrigation needs of the station will be left unsatisfied.
3. Building	The incomplete new building faces the road and railway line and being situated touching the station site is of great value for purposes of efficient supervision.	2. The overhead channel has to cross a road which will be expensive and may also require special permission of Government. 3. An old building, situated about 450 ft. away from the South West corner of the station and is hidden by thick vegetation and not visible either from the adjacent road or from the ~~main~~ ~~the~~ station, far removed from the main road and therefore absolutely of no value for efficient supervision of work at the Station.
	2. The surroundings are bereft of any shrub growth and the building can be completed with necessary additions to suit our requirements with minimum capital outlay.	2. The building is in disrepair, surrounded by scrub jungle, frequented by reptiles and wild animals and unfit for human habitation in its present condition and does not also deserve any improvements in view of the other disddvantages.
	3. The plinth area of the main buildings is 2,119 sq.ft.	3 The plinth area of the main building is only 555 sq. ft.
4. Financial aspects.	The land building and well have been valued at Rs.12,650/- and it may be necessary to effect improvements to tune of about 5,000/-	The land, building and well have been offered for Rs.11,000 and it will require an additional sum of Rs.10,000/- to make the property somewhat useful even after which many of the defects will still require rectification.

The immediate object is not the addition of extra area to the station but one of the meeting the urgent needs of the Station for a reliable water source and buildings for the office, laboratory and store, with minimum outlay in order to obviate the necessity for depending upon a new well with the attendant risk of the result being in the nature of a gamble.

Sd. K.C. Naik
for Director of Agriculture.

(By order)

Gazetted Assistant. 3.2.54

2.2
UUJ. 1/2

AGRICULTURE - I.C.A.R. - Cashew Research Station, Ullal, South Kanara Dt. - Purchase of additional lands with buildings and well thereon - Proposals of the D.A. - Approved.

Read again:-

G.O.Ms.No.1579, F.& A., dated 7-5-1951.
G.O.Ms.No. 910, F.& A., dated 3-6-1952.
G.O.Ms.No.1146, F.& A., dated 15-7-1952.
G.O.Ms.No. 934, F.& A., dated 16-6-1953.

Read also:-

From the D.A., letter No.Y1.1245/52, dated 24-11-1953.
From the D.A., letter No.Y1.1825/53, dated 27-1-1954.

G.O.Ms.No.1745 dated 25-5-54

In G.O.Ms.No. 1579, F.& A., dated 7-8-1951 the Govt. sanctioned with the financial assistance from the I.C.A.R. the Scheme for conducting research on cashewnuts. The scheme envisaged the establishment of a Cashewnut Research Station near Mangalore. A site measuring 32.64 acres of lands was acquired for the Station and the scheme started working on 23-6-1953.

2. The Govt. have sanctioned for scheme, among other things, a sum of Rs. 2,500/- for the sinking of one well and providing pumping gear and Rs.15,000/- for constructing a combined office building, laboratory and store for the station The D.A. has now reported that at the north-east corner of the Station there is a plot of land measuring about 2 acres of land, having certain advantages and that the acquisition of the land wit the buildings and well thereon is very desirable. It is stated that the abov plot of land which belongs to Sri U.C

Bhat has been given to the West Coast Leather Industries Ltd. on lease for a period of 60 years and that this firm have constructed the building and well. Even though the owner of the land has agreed to the transfer of the lease to Govt., the D.A. has proposed on the advice of the Govt.Pleader the outright acquisition of the land with the building and well from the West Coast Leather Industries Ltd. and also the muli right from the owner Sri U.C.S.Bhat. The D.A. anticipates that the cost of this acquisition will be only Rs. 12,650/- (Rs. 4,000/- for land and Rs. 8,650/- for the building and well) and that there will be a sum of Rs. 4,850/- left out of the total amount of Rs. 17,500/- sanctioned for the purpose of sinking a well and constructing building etc. and that this can be utilised for making necessary alterations and improvements to the existing constructions.

3. The Govt. accept the proposal of the D.A. and sanction the acquisition of the two acres of land referred to in para 2 above with the well and buildings thereon under the L.A.Act and to make necessary improvements to them at a cost not exceeding Rs. 17,500/- (Rupees seventeen thousand five hundred only), already sanctioned by the Govt.

4. The D.A. is requested to obtain from the Collector of S.Kanara the draft tification etc and submit them to Govt. through e Board of Revenue for publication in

the Fort St.George Gazette.

To the D.A.
Copy to the A.G. thro' Finance.
Copy to the A.G. direct by name.
Copy to the Collector of S.Kanara.
Copy to the Dy of Rws (C.L.R).
Copy to S.F
I.S.C
(C Against

C.No.8944-BII/53.

AGRI.(BII) Dept.

Sub: AGRICULTURE - I.C.A.R. - Cashew Research Scheme - Acquisition of two more acres of land - Proposal of the D.A.

Ref: From the D.A. letter No.Y1. 1245/52, dated 24-11-1953.

In August, 1951, the Govt. sanctioned with the financial assistance from the I.C.A.R. the Scheme for conducting research on cashewnuts for a period of one year from the date of the appointment of the staff to be employed in the scheme. The scheme envisaged, the opening of a Cashewnut Research Station on an area of 30 acres of lands near Mangalore. As it was pointed out to the I.C.A.R. that cashewnut is a perennial crop on which no material work would be possible in the course of one year, the I.C.A.R. conveyed its approval for the continuance of the scheme for a further period of four years ~~from 1-4-59~~ and also sanctioned a sum of Rs. 32,760/- towards its share of expenditure. The Govt. therefore sanctioned the continuance of the scheme for a further period of 4 years ~~from 1-8-53, by which~~ the scheme was ~~expected to be~~ put into operation.

2. It may be noted that the Govt., among other things, had sanctioned a sum of Rs. 30,000/- for the acquisition of 30 acres of lands required for the location of the station. But as the site eventually selected for the station in Ullal and Someshwar villages in Mangalore taluk measured 32.64 acres the Govt. sanctioned the acquisition of the site at a total cost of Rs. 30,202/-. As the Asst.Fruit Specialist (Cashewnut) sanctioned for the scheme took charge only on 22-6-53, the scheme was actually started only from that date. The I.C.A.R. therefore approved the suggestion of the Govt. that the date of starting this scheme

should be reckoned from 22-6-53 instead of from 1-4-1953. ... for the Scheme.

3. The Govt. have also sanctioned among other things, a sum of Rs. 2,500/- for the sinking of one well and providing pumping gear and Rs. 15,000/- for constructing combined office building, laboratory and store for the station. The D.A. has now reported that at the north-east corner of the station there is a plot of land measuring about 2 acres of land, having the advantages enumerated at 'X' on pp. 1-2 c.f. and the acquisition of the land with the buildings and well therein is very desirable. It is stated that the above plot which belongs to Sri U.C.S.Bhat has given this land to the West Coast Leather Industries Ltd. on lease for a period of 60 years and this firm has constructed the building and well. This firm is reported to have offered the building and well to the Agril.Dept. for Rs.12,000/- excluding cost of land. The P.W.D. valued the building and well only at Rs.8,650/-. Even though the owner of the land has agreed to the transfer of the lease to Govt, The D.A. has proposed on the advice of the Govt.Pleader the outright acquisition of the land with the building and well from the West Coast Leather Industries Ltd. and also the mulli right from the owner Sri U.C.S. Bhat. The D.A. anticipates the cost of this acquisition will be only Rs. 12,650/- (Rs.4,000/- for land) and Rs.8,650/- for the building and well and that there will be a sum of Rs.4,850/- left out of the total amount of Rs.17,500/- sanctioned for the purpose of sinking a well and constructing building etc. and that this can be utilised for making necessary alterations and improvements to the existing constructions. It may be noted

that while the farm have offered the buildings and well for a sum of Rs. 12,000/- the D.A. anticipates that they can be acquired at a total cost of Rs. 8,650/- which is the price valued by P.W.D. When lands are acquired, a solatium of 15% has to be given in addition to the actual price. The D.A. does not seem to have taken this into consideration. For orders whether the attention of the D.A. may be drawn to this fact and he may be asked to report this the total amount involved on account of acquisition.

4. Kind attention is invited to papers in the Lodged No.50458-K/53, F.& A., dated 7-9-53, at (E) wherein one Sri G.I.B.Calaco offered to the D.A. his land measuring 6½ acres of land situated opposite to the proposed Research Station for an price of Rs. 6,000/-, and the bungalow and well on it for Rs. 5,000/-. He has even stated that he was prepared to accept the price which the Govt. would offer for his lands. The D.A. has not mentioned in his letter in the C.F. whether the lands and buildings offered by the above gentleman has been considered by them. ~~in his previous proposal~~. It is for consideration whether the attention of the D.A. will be invited to this petition and he may be asked to offer specific remarks thereon. Fororders.

5. Revenue and Finance may see for remarks.

12/12/53.

12.12.53.

Direct at once

A draft memo is submitted for approval as ordered above.

14.12.53

Issued as Memo.No. 8944-BII/53-1, d/15-12-53.
From the D.A., letter No.Y.1. 1825/53, dated 27-1-1954.

The notes on pp. 1-3 above may be perused. The ~~matter~~ D.A.'s reply at pp. 7-11 c.f. ~~with which~~ with reference to the points raised in the memo on pp. 5-6 c.f. may be perused. The D.A. has reported that in estimating the cost price for the purchase of 2 acres of land with the well and building thereon from Sri U.C.S. Bhat, he has taken into consideration the solatium to be paid for the acquisition of the lands as well as 15% solatium on value of improvement.

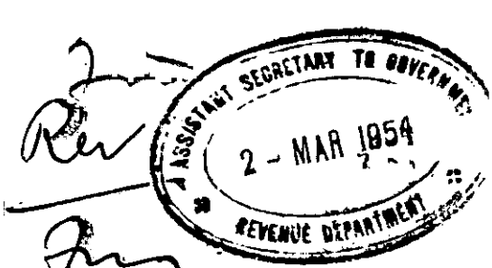
2. In para 4 of the letter the D.A. has given a comparative statement showing the merits and demerits of the two properties, viz., (1) the property proposed to be purchased from Sri U.C.S.Bhat and (2) the property offered for sale by Sri G.I.B. Colaco. By comparison the D.A. has shown that the property of U.C.S.Bhat is the one which will meet the urgent needs of the Cashew Research Station. It is therefore for consideration whether the proposal of the D.A. for the acquisition of two acres of land belonging to Sri U.C.S.Bhat with the well and buildings thereon and to make the necessary improvements will be supported in this Dept. For orders. [The extra amount involved is Rs.17,500/-].

3. Finance may be seen for remarks.

19/2/54

19.2.54.

Agl.No 8944/BII/53-2
27/2/54.



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2302

Jo 03 — Rev Dept

Notes of Agri on pp 1- 4 ante may be perused. ~~No special comment this department has no remarks to offer at this stage.~~ No remarks from Coir Jo. The file may be passed on to finance

3/3/54

Fin. Jo

The ~~point~~ made in the D.O.L.'s letter at pp 7- 11 C.F. seem to be well supported by facts.

'XX' on pre-page seems justified

5/3/54

Fin.

Rev U.O. 1457 C[54]

5-3-54

Fin (EB) Deptt

(Y) | pp 145-48 C.F.

In Co. (Ms) No 1579 (F+A) of 7.8.1951, the Government have sanctioned among other things the sinking of a well and providing of pumping gear at a cost of Rs 2,500/- and the construction of a Combined office, Labratory and Store at a cost of Rs 15,000/- in connection with the establishment of a Cashewnut Research Station at Mangalore. The Director of Agriculture has suggested that a plot of land measuring about 2 acres belonging to Sri [illegible] Bhat and situated at the North East Corner of the Cashew Research station, where there is a well and a building constructed by the West Coast Leather Industries, may be acquired under the Land Acquisition Act against the above sanctioned provision of Rs 17,500/- for the construction of building & well with pumping gear. It is reported that the total cost

J on p 148 of (Y)

ADDITIONAL DEPUTY SECRETARY TO GOVERNMENT
1726
6 - MAR 1954
PLANTS DEPARTMENT

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Cost of acquisition of the site with buildings and well thereon would be Rs 12,650/- and the balance of Rs 4,850/- out of the total allotment of Rs 17,500/- may be used for carrying out necessary alterations and improvements to the existing structures. The Agriculture Deptt supports the recommendation of the Director of Agriculture referred to above. The Revenue Deptt agree to the proposal. Finance also may agree.

Note put up.

XX Note put up.

13/3/54. 15.3.54

22/3/54

22/3/54

Agri Fin 17936 EB 3/54-1
25.3.54

23 MAR 1954
AGRICULTURE DEPARTMENT

38239

AGRICULTURE (B.II) DEPT.

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Note for circulation.

The file relates to the proposal of the D.A. to the purchase of a plot of land measuring 2 acres with the building and well thereon for the Cashew Research Station, Ullal, S.Kanara.

2. In G.O.Ms.No. 1579, F.& A., dated 7-8-51 the Govt. sanctioned with the financial assistance from the I.C.A.R. the Scheme for conducting research on cashewnuts. The scheme envisaged the establishment of a Cashewnut Research Station near Mangalore. A site measuring 32.64 acres of lands ~~were~~ was acquired for the Station and the scheme started working on 23-6-1953.

3. The Govt. have sanctioned for the scheme, among other things, a sum of Rs. 2,500/- for the sinking of one well and providing pumping gear and Rs. 15,000/- for constructing combined office building, laboratory and store for the station. The D.A. has now reported that at the north-east corner of the Station there is a plot of land measuring about 2 acres of land, having the advantages ~~enumarated~~ at 'X' on pp. 1-2 c.f. and that the acquisition of the land with the buildings and well thereon is very desirable. It is stated that the above plot of land which belongs to Sri U.C.S.Bhat has been given to the West Coast Leather Industries Ltd. on lease for a period of 60 years and that this firm have constructed the building and well. This firm is reported to have offered the building and well to the Agrl.Dept. for Rs. 12,000/- (excluding the cost of land) whereas the P.W.D. is ~~xx~~ stated to have valued the building and well at Rs. 8,650/-. Even-though the owner of the land has agreed to the transfer of the lease to Govt., the D.A. has proposed on the advice of the Govt.Pleader the outright acquisition of the land with the building and well from the West Coast Leather Industries Ltd. and also the muli

8

right from the owner Sri U.C.S.Bhat. The D.A. anticipates that the cost of this acquisition will be only Rs. 12,650/- (Rs. 4,000/- for land and Rs. 8,650/- for the building and well) and that there will be a sum of Rs. 4,850/- left out of the total amount of Rs. 17,500/- sanctioned for the purpose of sinking a well and constructing building etc. and that this can be utilised for making necessary alterations and improvements to the existing constructions.

4. The Govt. had received sometime back a copy of a petition from the D.A. from one Sri G.I.B.Colaco, wherein he had offered to the D.A. his land measuring 6½ acres of land situated opposite to the Research Station for a price of Rs. 6,000/- and the bungalow and well on it for Rs. 5,000/-. The D.A. was asked to take into consideration the above offer. The D.A. has given a comparative statement showing the merits and demerits of the two properties, viz., (1) the property proposed to be purchased from Sri U.C.S.Bhat and (2) the property offered for sale by Sri G.I.B.Colaco. By comparison the D.A. has shown that the property of U.C.S.Bhat is the one which will meet the urgent needs of the Cashew Research Station. This Dept. have supported the proposal of the D.A. to acquire under the Land Acquisition Act the two acres of land belonging to Sri U.C.S.Bhat with the well and buildings thereon and to make necessary improvements to them, at a cost not exceeding Rs. 17,500/-. Revenue and Finance have agreed with this Dept.

5. The file may now be circulated to M.(A) for orders whether the proposal of the D.A. at 'A' above will be approved.

30/3/54

30.3.54.

39316

31/3/54

M(A)

2-4-54

may be approved

2-4-54

DEPUTY SEC AGRICULTURE DEPARTMENT 2-APR 1954

A.S.I

The orders in circulation may be perused. The draft order below is submitted for approval. Finance may see for acceptance.
Law also may see
[illegible] portion 'A' [illegible]
[illegible] of the draft.

3/5/54 SE.
8.4.54
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Agri.10 [illegible] 53-3
[illegible]

Law

ASSISTANT SECRETARY
4 APR 1954
5923
LAW DEPARTMENT, MADRAS

Law.

Seen in law.

29.4.54

FIRST ASSISTANT SECRETARY
30 APR 1954
AGRICULTURE DEPARTMENT

Agri.

Law no 5923/54-1
29.4.54

Agr. (B1) Deptt

The notes of Law above may be perused. The file may be sent to Fin as already marked.

30/4/54
B
1.5.54

1/5/54

Fin

Agri 2.0.8944 B-1/53-4
3/5/54.

Fin (EB) Deptt

DEPUTY SECRETARY TO GOVERNMENT
43706
4-MAY 1954
EB
FINANCE DEPARTMENT

[Previous Finance note on pp. 5-6 above]

Orders in circulation on p. 8 above and the draft order below may be perused.

Fin 43706 EB/54
12.5.54

Agri
9.5.54

FIRST ASSISTANT SECRETARY
13 MAY 1954
AGRICULTURE DEPT

8/5/54
12.5.54

Agri (B II) Dept.

10

The remarks of Finance at P.9 above may be revised. The draft order below may now issue.

15/5

15.5.54

16/5/54

[Issued as G.O. Ms. 1745 Agri Dt. 25-5-54]